



**Bramley Road, Ferndown  
Dorset BH22 9JJ**

# FREEHOLD PRICE

## £360,000

*“A conveniently located and recently modernised bungalow less than ½ a mile from the town centre”*

This extremely well-maintained and recently modernised two double bedroom detached bungalow occupies a corner plot with a single garage, driveway and low-maintenance gardens. Situated in a quiet and convenient location less than ½ a mile from Ferndown’s town centre and offered with no onward chain.

The current owner has been in residence for approximately 12 years and has carried out a number of recent improvements. The gardens have also been landscaped for ease of maintenance.

- 19ft **Dual aspect lounge/dining room** with a window facing a southerly aspect flooding this room with lots of natural light and a living flame gas-fire with limestone surround creating an attractive focal point
- Dual aspect **refitted kitchen/breakfast room** with integrated Bosch oven, grill and extractor hood, recess and plumbing for a washing machine and dishwasher, space for a fridge/freezer, ample space for a breakfast table and chairs and a door leading out to the garden
- **Bedroom one** is a good sized double room benefitting from three fitted double wardrobes, bedside cabinets and drawer storage
- **Bedroom two** is also a double room with fitted floor to ceiling wardrobes with sliding doors
- **Refitted shower room** finished in a stylish white suite to incorporate a separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Cloakroom** recently refitted in a white suite
- **Rear garden** which has been landscaped for ease of maintenance, measuring approximately 30ft x 20ft, has a useful garden shed, is fully enclosed and has side gates on either side of the property
- Front garden, also landscaped for ease of maintenance
- Block paved **driveway** leading up to a **single garage** with a metal up and over door, side door, light and power
- Further benefits include UPVC fascias and soffits, double glazing and a gas-fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

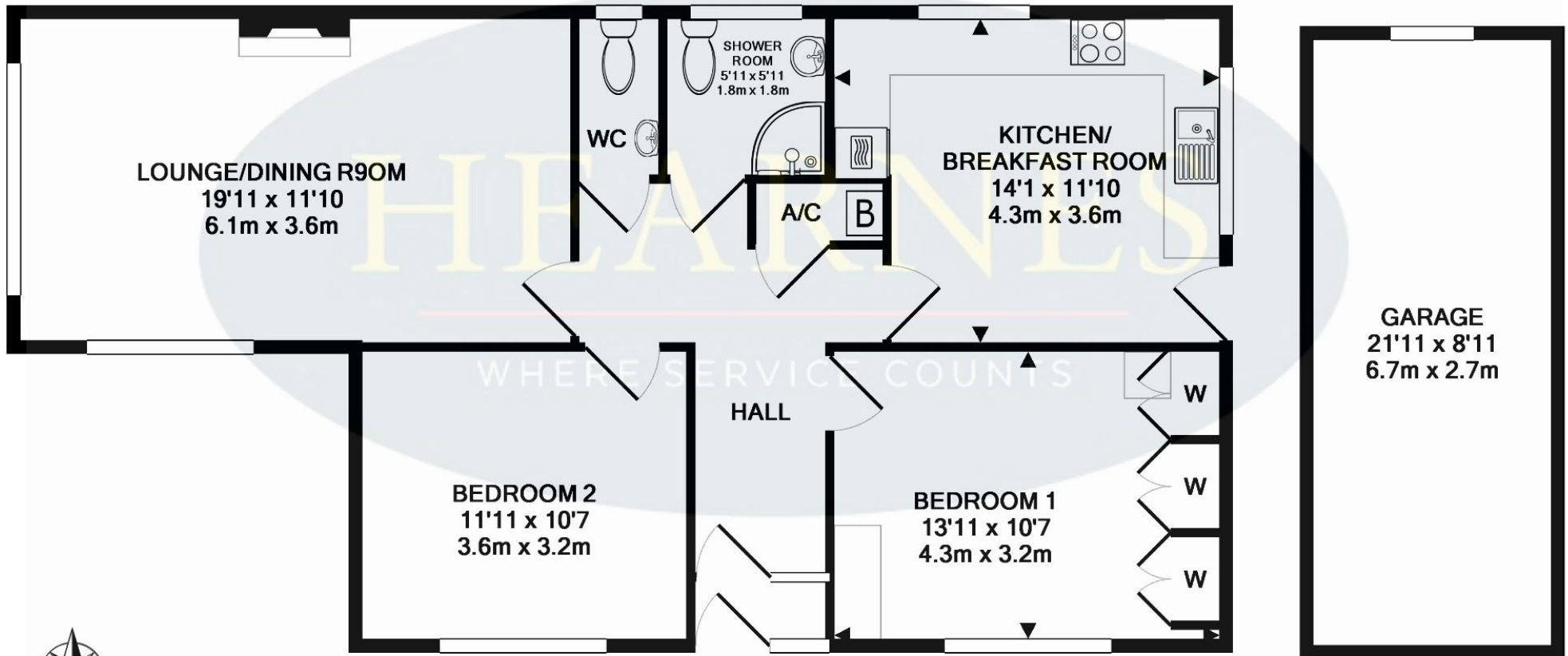
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



# TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
Made with Metropix ©2019



GROUND FLOOR  
APPROX. FLOOR  
AREA 834 SQ.FT.  
(77.5 SQ.M.)

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 195 SQ.FT.  
(18.1 SQ.M.)

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

